Secretary's initials of approval __QOK____

Preparer's initials __QCB____

BRUNSWICK COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

Board of Directors Meeting

100 Athletic Field Road
Brunswick County Conference Center
September 8, 2026, at 6:00 P.M.

IDA Board Meeting Minutes

The following Board Members were present:

Mrs. Jean Moody, Chair, Meherrin District
Dr. Arthur Jarrett Jr., Vice-Chair, At-Large
Mr. Quintin Kelly, Secretary / Treasurer /Clerk, Powellton District
Mr. Floyd Moore, Sturgeon District
Dr. Morris Taylor, Red Oak District
Dr. Ronald Thornhill, Totaro District

Also Present:

Mr. Jeffery Reed, IDA Executive Director
Ms. April Beaty, IDA Office Manager
Mrs. Tessie Bacon, IDA Attorney

Absent Members:

Dr. Ronald Thornhill, Totaro District
Mr. Ervin Moore, At-Large

I. Call to Order

The Chair called the meeting to order at 6:02 p.m.

II. Invocation and Pledge of Allegiance

Dr. Morris Taylor gave the Invocation and Pledge of Allegiance

III. Approval of Agenda

Motion: Dr. Arthur Jarrett Jr. motioned, seconded by Mr. Floyd Moore, approves to remove Close Session item from the board meeting agenda.

Upon vote of those present motion was unanimously carried.

IV. Approval Of Minutes

Motion: Mr. Quintin Kelly motioned, seconded by Mr. Floyd Moore, to approve August 11, 2026, Regular Schedule Board Meeting Minutes and August 31, 2026, Special Board Meeting Minutes.

Upon vote of those present motion was unanimously carried.

V. Consent Agenda

Motion: Mr. Quintin Kelly motioned, seconded by Mr. Floyd Moore, to approve the August 2026 Financial Statement.

Upon vote of those present motion was unanimously carried.

VI. Executive Director's Report

Mr. Jeffrey Reed, IDA Executive Director, discussed possible Virginia Housing presentation on housing-related activities by IDA and asked what statutory authority would apply, including whether housing models could involve ownership, rental, or buyer assistance. He also reported funding research for Turntable Park and noted the findings still require DEQ guidance on possible mitigation while funding efforts continue.

Mr. Reed updated efforts on the Brunswick Packaging Plant and reported an extension was requested from EDA; Locust Group had not yet responded to the New Market Tax Credits and TRRC financing paperwork was moving forward.

Sledge and Barkley building is expected to receive its certificate of occupancy by November, with additional DHCD funding helping the project move ahead; the board said the IDA should receive appropriate credit and that public promotion should wait until the owners are ready.

VII. Citizens Comments

(Citizens are allotted three (3) minutes to speak)

No citizens commented

VIII. New Business

i. IDA Board Compensation

Mr. Quintin Kelly discussed compensation and reimbursement for board members considering the time demands and a FOIA request as well as concerns about using personal devices for emails.

ii. Board Phones & Laptops

Mr. Quintin Kelly mentioned the board and staff should consider dedicated phones, laptops, and email accounts, subject to County IT security guidance. The Board requested that staff investigate the costs. The matter was tabled for further review.

IX. Old Business

i. Update on Brunswick County Packaging Plant

Mr. Jeff Reed mentions that the project attorney is arranging the closing and preparing the paperwork for the Tobacco Commission loans, with signing authority already granted at the prior meeting.

Jordan Brandon is pursuing a potential $2 million cash investment from the blueberry company as a project partner to help close the financing gap; the company was reportedly interested and considering it, but no commitment had been confirmed and the project remains at risk if that investment does not occur.

X. IDA Board of Director's Comments

No Board member commented

XI. Adjournment

Motion: Mr. Quintin Kelly motioned, seconded by Mr. Floyd Moore, that the meeting on September 8, 2026, meeting be adjourned.

Upon vote of those present, the motion was unanimously carried.

On September 8, 2026, the Board of Directors meeting of the Industrial Development Authority of Brunswick County was adjourned at 6:50 p.m.